



**FOR LEASE**

**1241 ROBINSON RD, OLD HICKORY, TN 37138**

CONTACT INFO:

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## PROPERTY SUMMARY

Located at a signalized intersection in Old Hickory, 1241 Robinson Rd offers a highly visible corner position with strong daily traffic counts and excellent signage opportunities. The +/- 9,312 SF space features an expansive open floor plan with high ceilings and natural light from a full glass storefront, creating a versatile environment adaptable to a wide range of retail and service users.

The property benefits from a large on-site parking field with multiple access points, enhancing both customer convenience and tenant operations. Existing infrastructure, including sprinklers, durable flooring, and security cameras, supports immediate occupancy, while the building's layout provides flexibility for custom build-outs.

## PROPERTY DETAILS



**1241 Robinson Rd,  
Old Hickory, TN 37138**



**Lease Rate: \$14/SF**



**Space Size: +/- 9,209 SF**



**Lot Area: +/- 2.14 acres**



**Lease Type:  
Triple Net (NNN)**



**Availability: Immediate**



**Zoning: Mixed Use Limited  
(MUL)**



# PROPERTY HIGHLIGHTS

1241 ROBINSON RD,  
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<b>Space</b>	<b>+/- 9,312 SF retail space</b>
<b>Layout</b>	<b>Completely open floor plan with two bathrooms</b>
<b>Uses</b>	<b>Moderate intensity mixture of residential, retail, restaurant, and office uses</b>
<b>Interior Features</b>	<b>Fully sprinkled, equipped with security cameras and an 8' x 10' roll up door</b>
<b>Ceiling Height</b>	<b>12'</b>
<b>Utilities</b>	<b>Water and electricity on site</b>
<b>Traffic Exposure</b>	<b>~35,000+ Vehicles Per Day (VPD)</b>

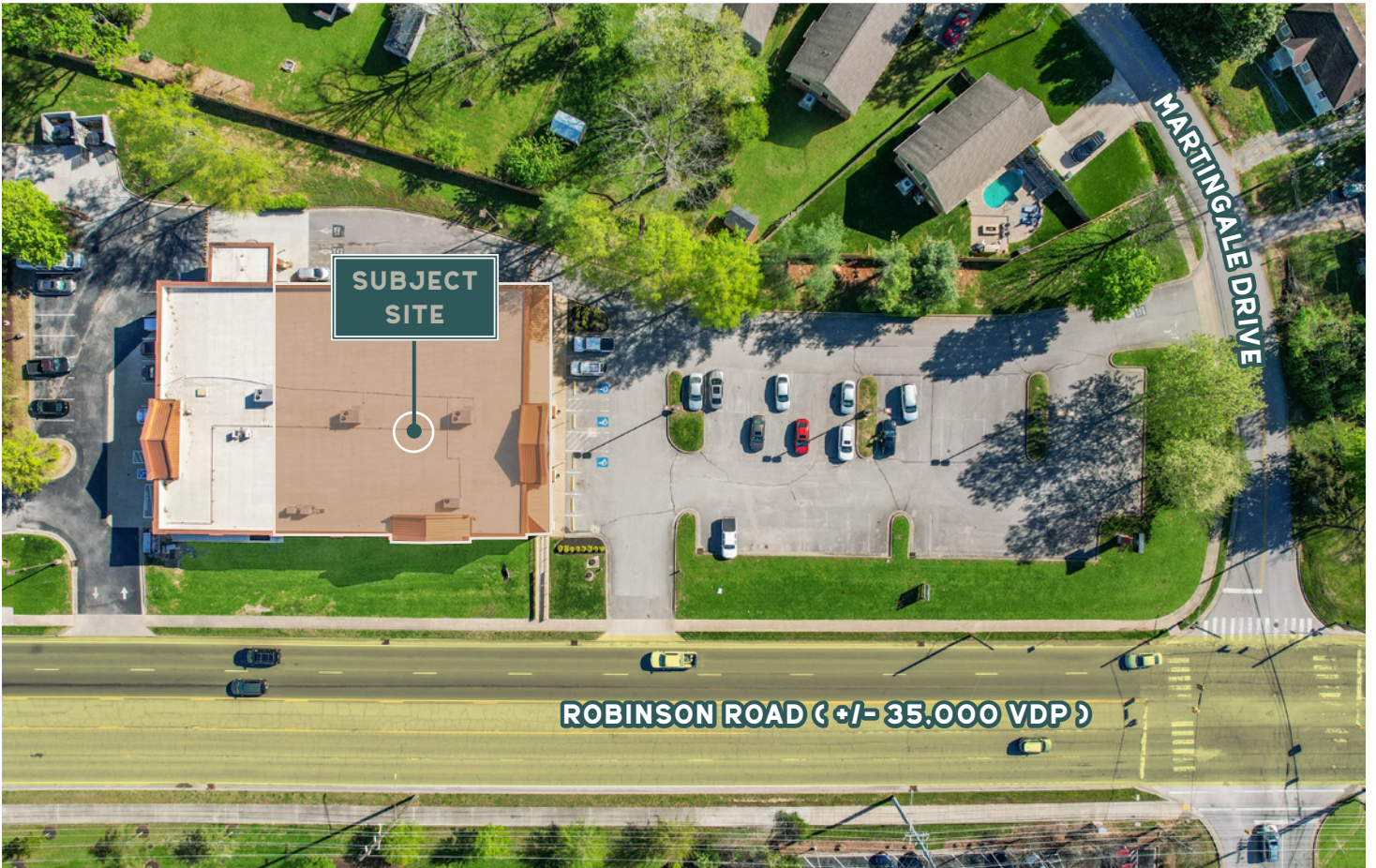
# PROPERTY PHOTOS

1241 ROBINSON RD,  
OLD HICKORY, TN 37138



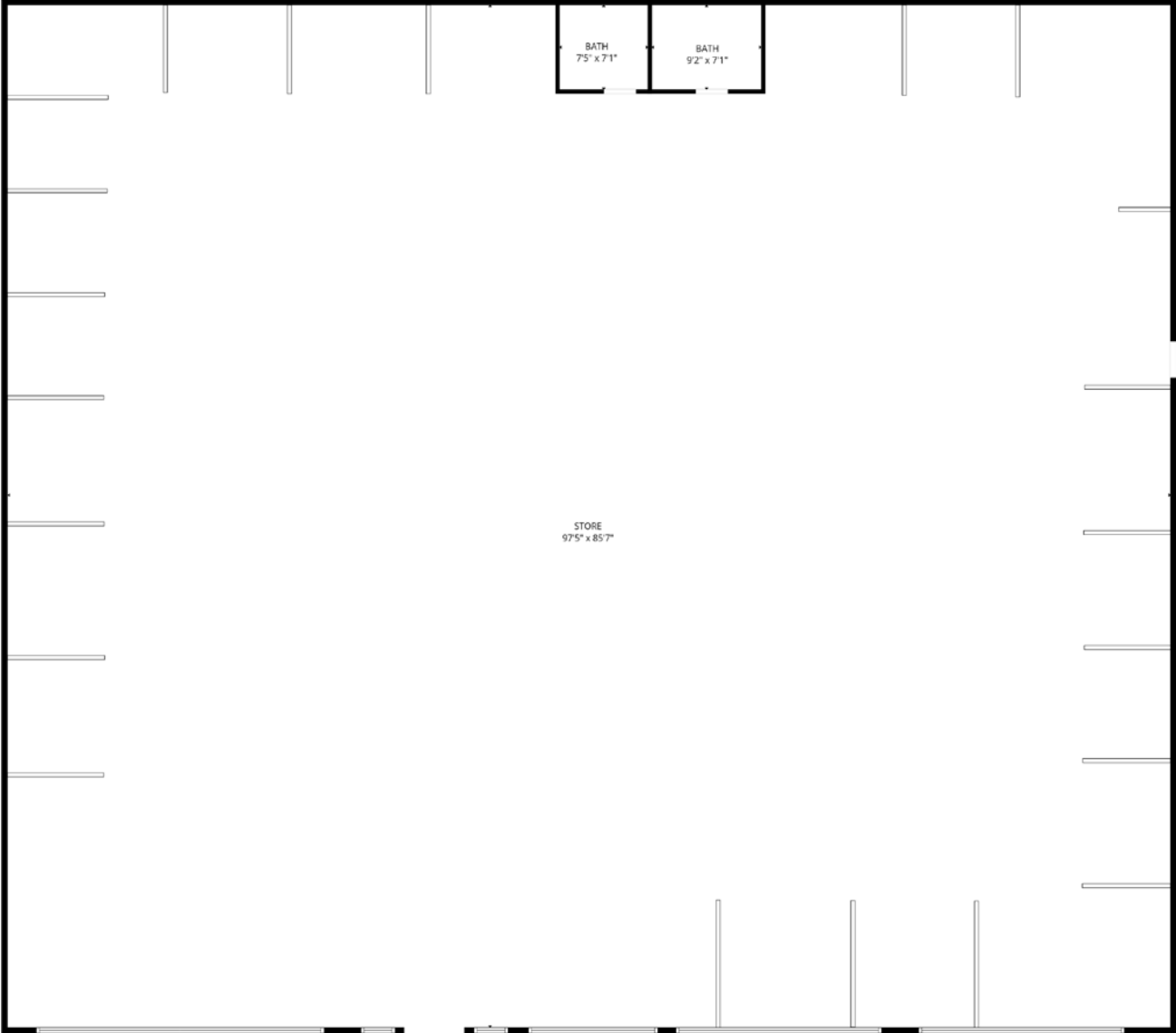
# PROPERTY PHOTOS

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# FLOOR PLAN

1241 ROBINSON RD,  
OLD HICKORY, TN 37138



**+/- 9,209 SF  
AVAILABLE**

# NEARBY TENANTS

1241 ROBINSON RD,  
OLD HICKORY, TN 37138



## NASHVILLE, TENNESSEE

Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA Healthcare, Vanderbilt University and Medical Center, Amazon, Oracle, and Nissan. This diversification has insulated the market from economic volatility and supports steady job creation across multiple sectors.

Population growth remains a key driver of demand, as Nashville consistently attracts new residents due to its favorable tax environment (no state income tax), strong employment opportunities, and high quality of life. In-migration from higher-cost coastal markets has fueled sustained demand for housing, hospitality, retail, and mixed-use development. Infrastructure investments, including airport expansion and downtown redevelopment, further reinforce Nashville's long-term growth trajectory.

From an investment perspective, Nashville offers a compelling combination of liquidity, rent growth potential, and long-term appreciation. Strong tourism activity, anchored by a year-round calendar of events and a thriving entertainment scene, continues to bolster hospitality and retail performance. With pro-business policies, ongoing corporate expansion, and favorable demographic trends, Nashville remains a highly attractive market for investors seeking stable cash flow and durable long-term fundamentals.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	8079	66751	158872
2029 Population	7969	66964	159780
Pop Growth 2024-2029	-1.36%	+0.32%	+0.57%
Average Age	39	38	38
2024 Total Households	3563	28754	69079
HH Growth 2024-2029	-1.77%	+0.04%	+0.48%
Median Household Income	76467	64120	61550
Avg Household Size	2.2	2.2	2.2
2024 Avg HH Vehicles	2	2	2
Median Home Value	382725	353955	337331
Median Year Built	1956	1972	1979



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